

MEMORANDUM

NOVEMBER 16, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 38 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>			<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>		
Allston-Brighton	1	1	1		1
Back Bay					
Beacon Hill					
Charlestown					
Chinatown	1				
City Proper					
Dorchester	5	1			
East Boston					
Fenway					
Government Center					
Hyde Park	1				1
Jamaica Plain	1		1		
Kenmore					
Mattapan	2				
North End	1				
Roslindale	1				
Roxbury	3				2
South Boston	3		1		1
South Cove					
South End	2		1		
West Roxbury	4		1		

Allston/Brighton

Approval Z-13253. 222 Brighton Avenue. Auto service.
Denial Z-12962. 58-60 Union St. Living space expansion.
w/o Prejudice
Denial Z-13288- 16-18 Mansfield St. Subdivide
13289.
Deferral Z-13213- 736-736R Cambridge St. Addition.
13214.

Chinatown

Approval Z-13246. 86A-86 Harrison Ave. Lodging house.

Dorchester

Approval Z-13405. 220-230 Columbia Rd. Take-out restaurant.
Approval Z-13261. 14 Ashmont St. Two-family dwelling.
Approval Z-13260. 2243-2249 Dorchester Ave. Stores, office, real estate agency.
Approval Z-13301. 187-189 Bowdoin St. Tailor shops.
Denial Z-13303. 259R Fuller St. Storage.
Approval Z-12768 & 761 Adams St. Auto repair, parking.
12890.

Hyde Park

Approval Z-13296. 25 Walter St. One-family dwelling.
Deferral Z-13236. 2-20 Glenwood Ave. Sale of construction equipment.

Jamaica Plain

Denial Z-13361. 37 Rossmore Rd. Three-family dwelling.
w/o Prejudice
Approval Z-13379. 305 Lamartine St. Day care increase.

Mattapan

Approval Z-13283. 393 Norfolk St. Sunday school; addition.
Approval Z-13341. 1000-1012 Blue Hill Ave. Meeting hall.

North End

Approval Z-13333. 37-37A Fleet St. Four-family dwelling.

Roslindale

Approval Z-13337. 40 Hewlett St. Dormer.

Roxbury

Deferral Z-13399. 11 Mt. Pleasant Ave. Fifteen apartments, day care center.

Approval Z-13564. 3 Nazing St. Eight apartments.

Approval Z-13295. 12 Wabon St. Dormer addition.

Approval Z-13300. 1035-1039 Tremont St. Restaurant.

Deferral Z-13215-13219. 88-150 Parker Hill Ave., and 1 Waymount St. Ancillary parking.

Deferral Z-13252. 188-250 Longwood Ave. Addition.

South Boston

Approval Z-13290. 341-343 E. St. Four-family dwelling.

Approval Z-13292. 146 Worcester St. Apartment extension.

Denial Z-13297. 45 Woodward St. Three-family dwelling.
w/o
Prejudice

Approval Z-13334. 607 East Eighth St. Three-family dwelling.

Deferral Z-13448-13451. 115-125 West Eighth St. Four-family dwellings.

South End

Approval Z-13562. 15 Union Park. Five apartments.

Approval Z-13249. 526-526A Tremont St. Four apartments and store.

Denial Z-13264. 30 Claremont Pk. Roof addition.
w/o
Prejudice

West Roxbury

Approval Z-13247. 1952-1954 Centre St. Extend storefronts.

Approval	Z-13256.	133 Church St. Deck addition.
Denial w/o Prejudice	Z-13304.	51 Dent St. Addition.
Approval	Z-13309.	9 Bangor Rd. Dormer.
Approval	Z-13392.	42 Grouse St. One-family dwelling.
A.	Z-13215-13219	11/21/89 New England Baptist Hospital 88-150 Parker Hill Avenue & 1 Waymouth Street, Roxbury
B.	Z-13236	11/21/89 John M. Jr. & Agnes Riley 3-20 Steward Avenue, Hyde Park
C.	Z-13246	11/23/89 Paul Chung Lu 83A-82 Harrison Avenue, Boston
D.	Z-13247	11/23/89 Maria Savatini 15-2-156 Centre Street, West Roxbury
E.	Z-13248	11/23/89 Carter Associates 90-526A Tremont Street, Boston
F.	Z-13252	11/23/89 President and Fellows of Harvard College 125-250 Longwood Avenue, Boston
G.	Z-13253	11/23/89 LMS Properties 222 Brighton Avenue, Brighton
H.	Z-13256	12/2/89 William Lu 133 Church Street, West Roxbury
I.	Z-13260	12/5/89 Kevin Petitt 77A-77B Dorchester Avenue, Dorchester
J.	Z-13261	12/2/89 Michael A. Davis 14 Ashmont Street, Dorchester
K.	Z-13264	12/5/89 John H. Duffy 82 Clarendon Park, Boston
L.	Z-13268	12/5/89 Metropolitan Baptist Church 392 Norfolk Street, Mattapan
M.	Z-13269 & 13270	12/5/89 Thomas & Anne Walsh 16-18 Mansfield Street, Allston

BOARD OF APPEAL REFERRALS

November 16, 1989

Hearing

- | | | |
|---------------------|----------|---|
| 1. Z-12768 & 12890 | 11/28/89 | Shell Oil Company
761 Adams Street, Dorchester |
| 2. Z-12962 | 11/28/89 | Louis M. Lombardi
58-60 Union Street, Brighton |
| 3. Z-13213-13214 | 11/21/89 | St. Elizabeth's Hospital
736-736R Cambridge Street, Allston |
| 4. Z-13215-13219 | 11/21/89 | New England Baptist Hospital
88-150 Parker Hill Avenue &
1 Waymount Street, Roxbury |
| 5. Z-13236 | 11/21/89 | John W. Jr. & Agnes Kiley
2-20 Glenwood Avenue, Hyde Park |
| 6. Z-13246 | 11/28/89 | Paul Cuong Lu
86A-86 Harrison Avenue, Boston |
| 7. Z-13247 | 11/28/89 | Maria Ganiatsos
1952-1954 Centre Street, West Roxbury |
| 8. Z-13249 | 11/28/89 | Carter Associates
526-526A Tremont Street, Boston |
| 9. Z-13252 | 11/28/89 | President and Fellows of Harvard College
180-250 Longwood Avenue, Boston |
| 10. Z-13253 | 11/28/89 | LMG Properties
222 Brighton Avenue, Brighton |
| 11. Z-13256 | 12/5/89 | Julian Wu
133 Church Street, West Roxbury |
| 12. Z-13260 | 12/5/89 | Kevin Petitti
2243-2249 Dorchester Avenue, Dorchester |
| 13. Z-13261 | 12/5/89 | Michael A. Jonas
14 Ashmont Street, Dorchester |
| 14. Z-13264 | 12/5/89 | John H. Duffy
30 Claremont Park, Boston |
| 15. Z-13283 | 12/5/89 | Metropolitan Baptist Church
393 Norfolk Street, Mattapan |
| 16. Z-13288 & 13289 | 12/5/89 | Thomas & Anne Walsh
16-18 Mansfield Street, Allston |

BOARD OF APPEAL REFERRALS

November 16, 1989

	<u>Hearing</u>	
17. Z-13290	11/21/89	Stephen & Roberta Lencione 341-343 E Street, South Boston
18. Z-13292	12/12/89	PJ Realty 146 Worcester Street, Boston
19. Z-13295	12/12/89	Carl Romain 12 Wabon Street, Roxbury
20. Z-13296	12/12/89	Jeffrey S. McLaughlin 25 Walter Street, Hyde Park
21. Z-13297	12/12/89	Joseph Sadowski 45 Woodward Street, South Boston
22. Z-13300	12/12/89	BHW Realty Trust 1035-1039 Tremont Street, Roxbury
23. Z-13301	12/12/89	Albert G. Pina 187-189 Bowdoin Street, Dorchester
24. Z-13303	12/12/89	Merline Stewart 259R Fuller Street, Dorchester
25. Z-13304	12/12/89	William Sarnie 51 Dent Street, West Roxbury
26. Z-13309	12/12/89	Regina Marsolini 9 Bangor Street, West Roxbury
27. Z-13333	12/19/89	Santa Maria Realty 37-37A Fleet Street, Boston
28. Z-13334	12/19/89	Charles Burrell 607 East Eighth Street, South Boston
29. Z-13337	12/19/89	Kurt W. Einstein 40 Hewlett Street, Roslindale
30. Z-13341	12/19/89	Caribbean Culture Center 1000-1012 Blue Hill Avenue, Mattapan
31. Z-13361	11/21/89	Terrence Steele 37 Rossmore Road, Jamaica Plain
32. Z-13379	11/28/89	Jeanette Tremblay 305 Lamartine Street, Jamaica Plain

BOARD OF APPEAL REFERRALS

November 16, 1989

	<u>Hearing</u>	
33. Z-13392	11/28/89	M & G Homes 42 Grouse Street, West Roxbury
34. Z-13405	12/5/89	Kevin D. Hicks 220-230 Columbia Road, Dorchester
35. Z-13448-13451	11/21/89	Land Spec Corporation 115-125 West Eighth Street, South Boston
36. Z-13562	12/19/89	Mark K. Freedman, Trustee 15 Union Park, Boston
37. Z-13564	11/28/89	Benchmark 3 Nazing Street, Roxbury
38. Z-13399	11/28/89	Public Facilities Department 11 Mount Pleasant Avenue, Roxbury

Hearing: 11/28/89 Z-12768 & Z-12890
Shell Oil Company
761 Adams Street
Dorchester

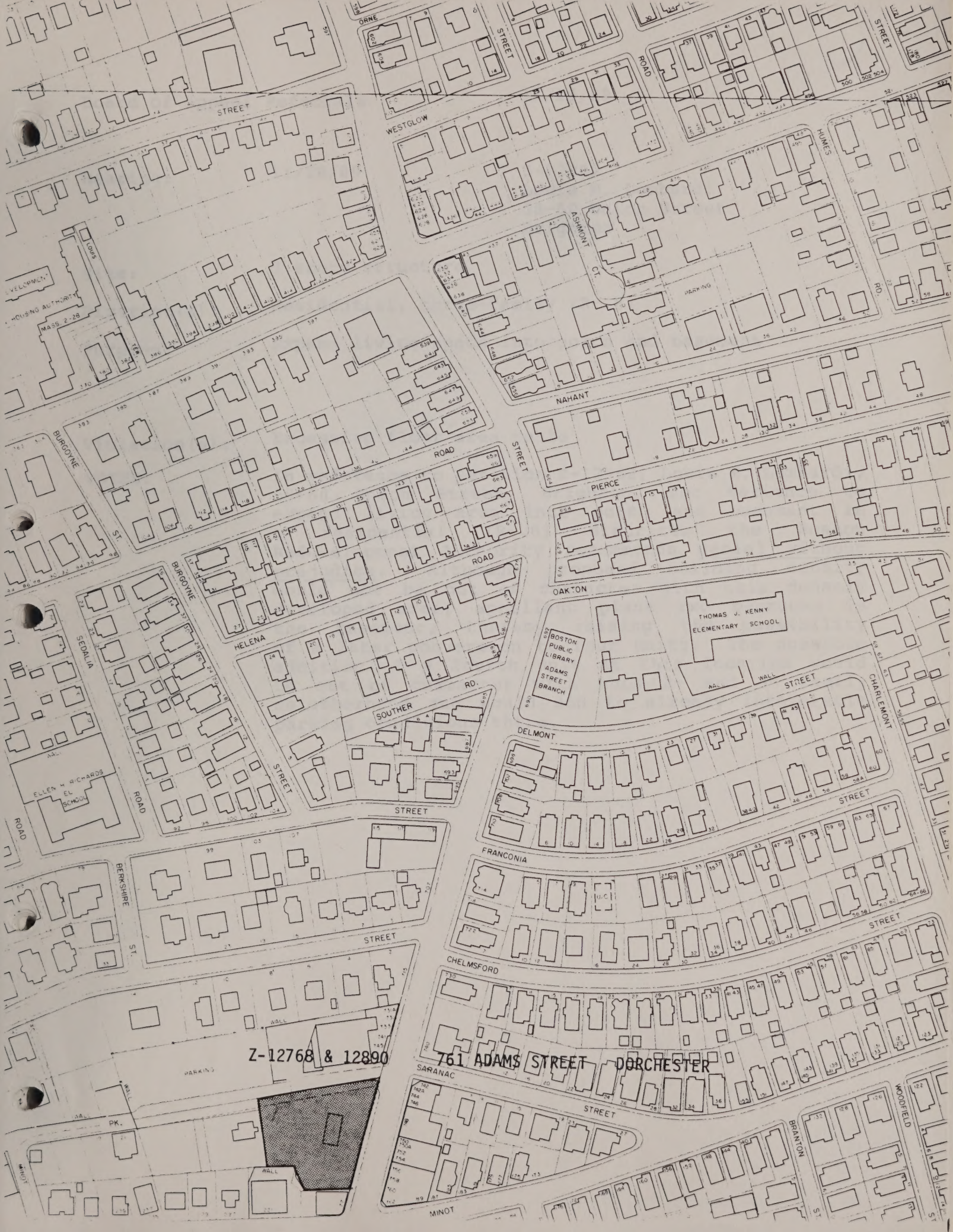
Site: Gas service station

District(s): Local business (L-1)

Purpose: Change occupancy from gas service station to same,
auto repair shop, retail store and accessory parking

Violation(s): At variance with previous Board of Appeal decision
Barrier free access

VOTED: In reference to petitions Z-12768 & Z-12890, Shell Oil Company, 761 Adams Street, Dorchester, for four variances for change of occupancy from gas service station to same, auto repair shop, retail store and accessory parking in a local business (L-1) district, the Boston Redevelopment recommends approval with following provisos: that appellant comply with landscaping and buffer provisos from previous Board of Appeal decision September 1987; that no more than ten cars inclusive of employees be parked on premises; that there be no customer or employee parking on Adams or surrounding side streets and no sidewalk parking; that there be no expansion of convenience store; that hours of operation for auto repair be limited to 7:30 P.M. - 6:30 P.M. Monday - Friday and 8:30 P.M. - 12:30 P.M. Saturdays with no work to be performed on Sundays; that gas station and snack shop hours be 6 AM - 10 PM Monday - Saturday; that storage of cars for repair be limited to two days and no more than two cars; that exterior storage be limited to two cars. Cedar Grove Civic Association supports with above provisos.



Z-12768 & 12890

761 ADAMS STREET DORCHESTER

Board of Appeal Referrals

11/16/89

Hearing: 11/28/89 Z-12962
Louis M. Lombardi
58-60 Union Street
Brighton

Site: 3 story structure

District(s): Residential, three-family (R-.8)

Purpose: Expand living space into porch and basement

Violation(s): Excessive floor area ratio

VOTED: In reference to petition Z-12962, Louis M. Lombardi, 58-60 Union Street, Brighton, for variance to expand living area into porch and basement in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Although proposed building density would not be out of character with this densely developed area, appellant plans two bedrooms in the basement, thereby raising the possibility of a later conversion to four units. The possible addition of a fourth unit at this location would be out of character with this 2- and 3- family neighborhood and would add to already intolerable parking conditions there.



Z-12962

58-60 UNION STREET BRIGHTON

Board of Appeal Referrals

11/16/89

Hearing: 11/21/89 Z-13213-13214
St. Elizabeth's Hospital of Boston
736-736R Cambridge St.
Allston

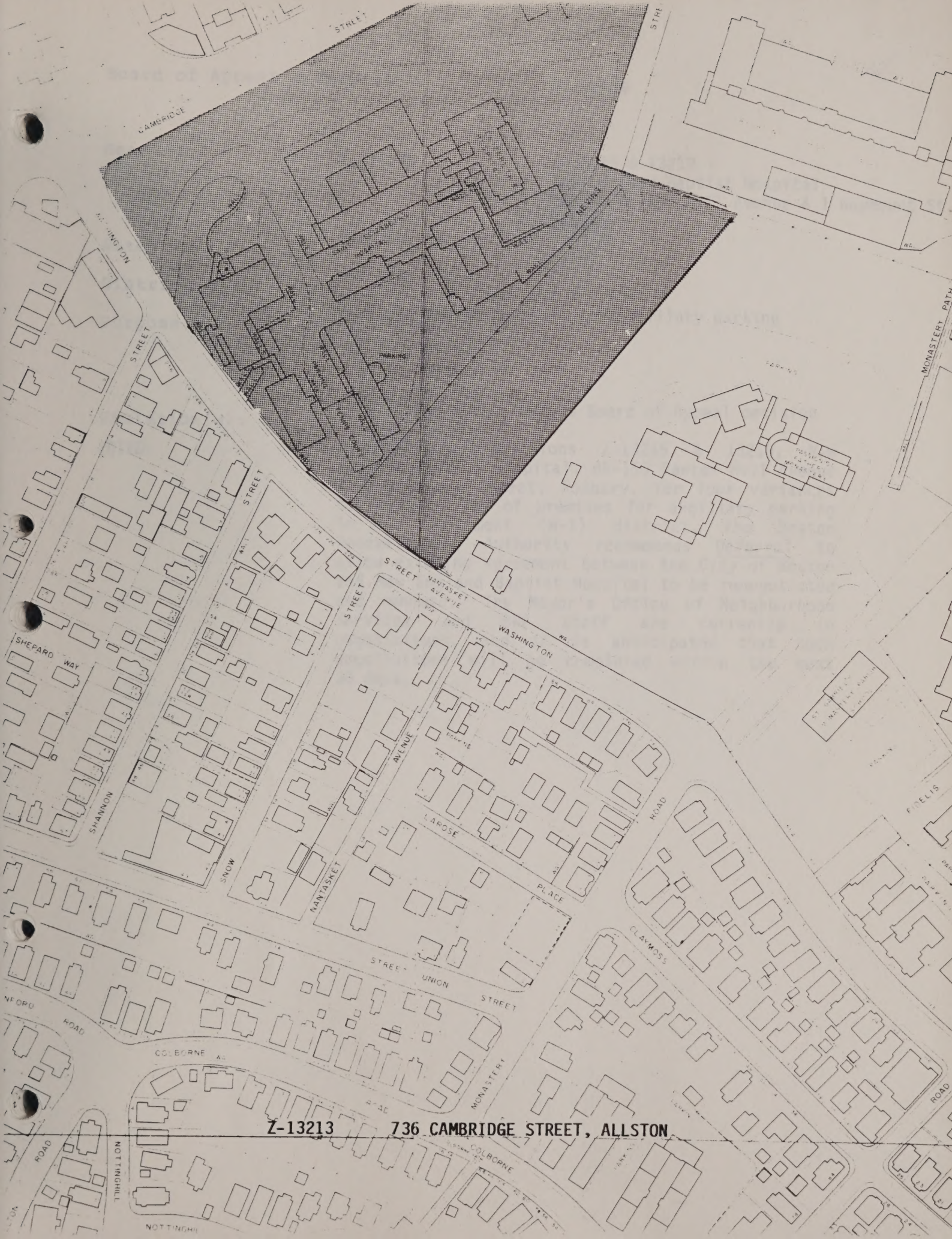
Site: Hospital Complex

District(s): Apartment (H-2)

Purpose: Erect seven story addition to Hospital; Erect 400 car
Parking Garage.

Violation(s): Extension of Nonconforming use Parking Garage
is conditional use barrier frac access IPOD.

VOTED: In reference to petition Z-13212-13214, St. Elizabeth Hospital of Boston, 736-736A Cambridge Street, Allston, for variance to erect seven story addition to Hospital; erect 400 car parking garage in an apartment (H-2) district, the Boston Redevelopment Authority staff recommends deferral to allow the community review process to be completed. A Task Force comprised of Allston-Brighton PZAC members and other community residents is being formed to undertake an extensive community review process. It is anticipated that the process will necessitate 60 days.



Z-13213

736 CAMBRIDGE STREET, ALLSTON

Board of Appeal Referrals

11/16/89

4

Hearing: 11/21/89 Z-13215 & 13219
New England Baptist Hospital
88-150 Parker Hill Avenue & 1 Waymount St.
Roxbury

Site: Hospital complex

District(s): Apartment (H-2)

Purpose: Continue use of premises for ancillary parking

Violation(s): At variance with previous Board of Appeal decision

VOTED: In reference to petitions Z-13215 & 13219, New England Baptist Hospital, 88-150 Parker Hill Avenue & 1 Waymount Street, Roxbury, for four variances to continue use of premises for ancillary parking in an apartment (H-1) district, the Boston Redevelopment Authority recommends Deferral to allow existing agreement between the City of Boston and New England Baptist Hospital to be renegotiated and renewed. The Mayor's Office of Neighborhood Services and BRA staff are currently in negotiations, and it is anticipated that such negotiations will be completed within the next 30 days.



Z-13215-13219

88-150 PARKER HILL AVENUE

8-1 WAYMOUNT STREET ROXBURY

Board of Appeal Referrals

10/26/89

5

Hearing: 11/21/89 Z-13236
John W. Jr. & Agnes Kiley
2-20 Glenwood Avenue
Hyde Park

Site: One story structure

District(s): Manufacturing (M-1)

Purpose: Use premises for sale of new and used construction equipment.

Violation(s): Outdoor storage of contractor's equipment is conditional use.

VOTED: In reference to petition Z-13236, John W. Jr. & Agnes Kiley, 2-20 Glenwood Avenue, Hyde Park, for conditional use for sale of new and used construction equipment in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral. Prime concern is the intensity of heavy equipment commercial traffic and its impact on residences located adjacent to and directly accross from the entrance to the site. Appellant must address and resolve traffic issues in a meeting with the community.



Z-13236

2-20 GLENWOOD AVENUE

HYDE PARK

Board of Appeal Referrals

11/16/89

Hearing: 11/28/89 Z-13246
Paul Cuong Lu
86A-86 Harrison Avenue
Boston

Site: Four story structure

District(s): Manufacturing (M-8)

Purpose: Change occupancy from four family dwelling and restaurant to lodging house and restaurant.

Violation(s): Lodging house is forbidden use.
Barrier free access.

VOTED: In reference to petition Z-13246, Paul Cuong Lu, 86A-86 Harrison Avenue, Boston, for forbidden use and variance for change of occupancy from four family dwelling and restaurant to lodging house and restaurant in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval. Structure is located at the intersection of Harrison Avenue and Kneeland Street in the housing priority area of Chinatown. Proposed conversion defines the actual use of the property. Existing condition for several years.

Hearing: 11/28/89 Z-13247
Maria Ganiatsos
1952-1954 Centre Street
West Roxbury

Site: 3 story structure

District(s): General business (B-1)

Purpose: Extend storefront

Violation(s): Excessive floor area ratio

VOTED: In reference to petition Z-13247, Maria Ganiatsos, 1952-1954 Centre Street, West Roxbury, for variance to extend storefronts in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Appellant was issued an at risk permit and work has been completed. Modifications, which are not extensive, are compatible with business district.



Z-13247

1952-1954 CENTRE STREET WEST ROXBURY

Board of Appeal Referrals

11/16/89

Hearing: 11/28/89/

Z-13249
Carter Associates
526-526A Tremont Street
Boston

Site: Five story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from three apartments and two stores to four apartments and store.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient open space.

VOTED: In reference to petition Z-13249, Carter Associates, 526-526A Tremont Street, Boston, for conditional use and variance for change of occupancy from three apartments and two stores to four apartments and store in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Existing condition. Uses consistent with residential-commercial area.



Z-13249

526-526A TREMONT STREET BOSTON

Hearing: 11/28/89 Z-13252
President & Fellows of Harvard College
188-250 Longwood Avenue
Boston

Site: Five story structure

District(s): Apartment (H-3)

Purpose: Erect one story addition to school structure

Violation(s): Extension of non conforming use.

Insufficient set back of parapet.

VOTED: In reference to petition Z-13252, President and Fellows of Harvard College, 188-250 Longwood Avenue, Boston, for extension of non conforming use and variance to erect on story addition to school structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends Deferral to allow the community review process to be completed, and allow final BRA negotiations regarding design, pedestrian access, and other issues to be completed. it is anticipated that such processes will necessitate an additional 21 days.



7-13252

188-250 LONGWOOD AVENUE BOSTON

Board of Appeal Referrals

11/16/89

Hearing: 11/28/89 Z-13253
LMG Properties
222 Brighton Avenue
Brighton

Site: Vacant one story structure

District(s): Local business (L-1)

Purpose: Erect one story auto service structure

Violation(s): Auto service structure is conditional use.

IPOD

VOTED: In reference to petition Z-13253, LMG Properties, 222 Brighton Avenue, Brighton, for conditional use to erect one story auto service structure in a local business (L-1) IPOD the Boston Redevelopment Authority recommends approval with following provisos: that plans be submitted to the Authority for design review approval; that hours of operation be limited to 8:00 A.M - 6:00 P.M. Monday through Saturday. Proposed quick oil change and tune-up operation would not be inconsistent with existing commercial uses on Brighton Avenue. Design review to concentrate on landscaping, buffering between proposed automotive use and adjacent residential properties, and signage. PZAC recommends approval.



Z-13253

222 BRIGHTON AVENUE

BRIGHTON

Board of Appeal Referrals

11/16/89

Hearing: 12/5/89 Z-13256
Julian Wu
133 Church Street
West Roxbury

Site: 2½ story structure

District(s): Single family (S-.5)

Purpose: Erect two tier open deck addition to one family dwelling

Violation(s): Insufficient side yard.
Projection into rear yard.

VOTED: In reference to petition Z-13256, Julian Wu, 133 Church Street, West Roxbury, for two variances to erect two tier open deck addition to one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Deck would be constructed between existing house and accessory garage within 2½-3 feet of side lot line. Deck should be located away from side lot line to minimize violation and impact on abutter.



Z-13256

133 CHURCH STREET

WEST ROXBURY

Hearing: 12/5/89 Z-13260
Kevin Petitti
2243-2249 Dorchester Avenue
Dorchester

Site: One story structure

District(s): Local business (L-1)

Purpose: Change occupancy from two stores, restaurant, pharmacy to three retail stores, professional office, real estate and agency offices.

Violation(s): IPOD

VOTED: In reference to petition Z-13260, Kevin Petitti, 2243-2249 Dorchester Avenue, Dorchester, for change of occupancy from two stores, restaurant, pharmacy to three stores, professional office, real estate and agency offices in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to possible use of grates be submitted to the Authority for design review approval. Property is located in the Lower Mills Sub-District of the Dorchester Avenue IPOD and the proposal is consistent with the IPOD goals objectives. PZAC recommends approval with above proviso.



WM. GARY WALSH
PLAYGROUND

DORCHESTER
PARK

MARY
CHURCH
DORCHESTER

ST GREGORY'S
CHURCH

ST GREGORY'S
SCHOOL

ST GREGORY'S
SCHOOL

Z-13260

2243-2249 DORCHESTER AVENUE DORCHESTER

ADAM

Hearing: 12/5/89

Z-13261
Michael A. Jonas
14 Ashmont Street
Dorchester

Site: 2½ story structure

District(s): Residential, two family (R-.5)

Purpose: Change occupancy from one to two family dwelling

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, off street parking.

VOTED:

In reference to petition Z-13261, Michael A. Jonas, 14 Ashmont Street, Dorchester, for forbidden use and two variances for change of occupancy from one to two family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition more than ten years. Thirteen neighborhood residents have signed petition in support of appellant. No negative impacts foreseen in this one and two family dwelling neighborhood.



Z-13261

14 ASHMONT STREET, DORCHESTER

PLAYGROUND

14

Hearing: 12/5/89 Z-13264
John H. Duffy
30 Claremont Park
Boston

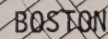
Site: One family dwelling under construction

District(s): Apartment (H-2)

Purpose: Erect head house addition.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-13264, John H. Duffy;
30 Claremont Park, Boston, for conditional use
to erect head house addition to one family dwelling
in an apartment (H-2) district, the Boston
Redevelopment Authority recommends denial without
prejudice. Restricted roof structure district.
Appellant must review plans and elevation with
neighbors who are very concerned about roof top
additions.



Board of Appeal Referrals

11/16/89

Hearing: 12/5/89 Z-13283
Metropolitan Baptist Church
393 Norfolk Street
Mattapan

Site: 2½ story structure

District(s): Residential, three family (R-.8)

Purpose: Change occupancy from church to same and Sunday school; erect addition

Violation(s): School is forbidden use.
Insufficient front, side, rear yard

VOTED: In reference to petition Z-13283, Metropolitan Baptist Church, 393 Norfolk Street, Mattapan, for forbidden use and four variances for change of occupancy from church to same and Sunday school in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Additional floor will provide space for increasing number of Sunday School students.



Z-13283

393 NORFOLK STREET MATTAPAN

Board of Appeal Referrals

11/16/89

Hearing: 12/5/89 Z-13288 & 13289
Thomas & Anne Walsh
16-18 Mansfield Street
Allston

Site: 2½ story structures

District(s): Residential (R-.5)

Purpose: Subdivide

Violation(s): Insufficient lot area, width, frontage, side yard.
Excessive floor area.

VOTED: In reference to petitions Z-13288 & 13289, Thomas & Anne Walsh, 16-18 Mansfield Street, Allston, for ten variances to subdivide in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed subdivision would create a negative precedent by allowing two substandard and excessively dense lots, with no yard separation dividing the properties, in a R-.5 district. Future development of the property would be negatively impacted by this proposal. Such a subdivision, if repeated elsewhere, would adversely affect the intentions and integrity of the two-family zoning. Although appellant's financial needs are understandable, no substantial hardship has been advanced to justify the granting of a variance.



Z-13288-13289

16-18 MANSFIELD STREET

ALLSTON

Board of Appeal Referrals

11/16/89

Hearing: 11/21/89 Z-13290
Stephen & Roberta Lencione
341-343 E Street
South Boston

Site: 2400 square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect four family dwelling

Violation(s): Insufficient lot area, width, frontage, open space,
front yard.

Off street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-13290, Stephen & Roberta Lencione, 341-343 E Street, South Boston, for eight variances to erect four family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. It is proposed to erect a single structure containing four two bedroom units. Area is a mix of three story multi family dwellings of similar height and siting. Parking will be provided on separate lot owned by appellant. Development enjoys neighborhood support.



BIGELOW
SCHOOL
(ELL)

ALBANIAN
CATHOLIC
CHURCH

U.S. POST
OFFICE
BOSTON
STATION

BOYS CLUB
SOUTH BOSTON

ST AUGUSTINE
CEMETERY

PATRICK F. GAYN
JR. HIGH
SCHOOL

ST. AUGUSTINE
R.C. CHURCH

CARMELITE
SISTERS

MARION
MANOR

Z-13290

341-343 E STREET

SOUTH BOSTON

THOMAS

TELEGRAPH
HILL

Board of Appeal Referrals

11/16/89

18

Hearing: 12/12/89 Z-13292
PJ Realty
146 Worcester Street
Boston

Site: Four story structure

District(s): Apartment (H-2)

Purpose: Extend first floor apartment to basement.

Violation(s): Excessive floor area.

VOTED: In reference to petition Z-13292, PJ Realty, 146 Worcester Street, Boston, for variance to extend first floor apartment to basement in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Additional family space. No exterior changes or community opposition.



Z-13292

146 WORCESTER STREET BOSTON

Hearing: 12/12/89 Z-13295
Carl Romain
12 Wabon Street
Roxbury

Site: 2½ story structure

District(s): Residential, three family (R-.8)

Purpose: Erect dormer addition to two family dwelling

Violation(s): Excessive floor area and building height.
Insufficient front yard.

VOTED: In reference to petition Z-13295, Carl Romain, 12 Wabon Street, Roxbury, for three variance to erect dormer addition to two family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The property is located in the Washington Park South of the Roxbury Planning Overlay District. The Washington Park South Sub-PZAC and immediate abutters have reviewed the plans and voted to support this appeal. Design review should focus particular aesthetics and insure that the new dormer is set back a minimum of two feet from the front gable.



Z-13295

12 WABON STREET ROXBURY

Board of Appeal Referrals

11/16/89

Hearing: 12/12/89 Z-13296
Jeffrey S. McLaughlin
25 Walter Street
Hyde Park

Site: Two story structure

District(s): Residential, two-family (R-.5)

Purpose: Subdivide; legalize occupancy - one family dwelling

Violation(s): Insufficient lot frontage.

VOTED: In reference to petition Z-13296, Jeffrey S. McLaughlin, 25 Walter Street, Hyde Park, for variance to subdivide and legalize occupancy for one family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Off street parking (access from Pierce Street) will be provided. No neighborhood opposition.



Z-13296

25 WALTER STREET

HYDE PARK

Hearing: 12/12/89 Z-13297
Joseph Sadowski
45 Woodward Street
South Boston

Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: Erect three family dwelling

Violation(s): Insufficient lot area
Excessive floor area.

VOTED: In reference to petition Z-13297, Joseph Sadowski, 45 Woodward Street, South Boston, for three variances to erect a three family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. Vacant 3300 square foot corner lot. Use is appropriate and the number of units is consistent with similar properties in this multi family neighborhood. Design, siting, lot size, parking, landscaping are concerns. On October 28, Authority staff met with the project developer, reviewed plans and made recommendations for change in design and siting. The neighboring Woodward Street project (Z-12735) recently approved by the Board of Appeal and now under construction was indicated as an example of successfully introducing new construction in older neighborhoods. The developer did not respond favorably to suggestions and has not informed Authority of any proposed changes in design or siting.



AVENUE

DAMRELL

EWER

ALGER

STREET

ALGER

STREET

STREET

AVENUE

MIDDLE

WOODWARD

COURT

JOHN BOYLE O'REILLY SCHOOL

TUCKERMAN

STREET

STREET

WADLEIGH PL.

DEXTER

STREET

MTA

STATION

TRANSIT ST

SOUTHAMPTON

STREET

ANDREW SQUARE

DORCHESTER

JOHN H. ANDREW SCHOOL

ROGERS

GIFFORD

VINTON

JENKINS

TRIMOUNT

PREBLE

45 WOODWARD STREET

SOUTH BOSTON

7-13297

DORCHESTER

CARPENTER

MOHAWK STREET

ROGERS

WENDELL ST

WARD ST

WENDELL PL

LIBERTY PL

GEN. WILLIAM H. DEVINE

GENERAL LAWRENCE

GENERAL

HATFORD

GENERAL

Board of Appeal Referrals

11/16/89

Hearing: 12/12/89 Z-13300
BHW Realty Trust
1035-1039 Tremont Street
Roxbury

Site: Five story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from eight apartments and two stores to eight apartments, store, restaurant.

Violation(s): Barrier free access.

IPOD

VOTED: In reference to petition Z-13300, BHW Realty Trust, 1035-1039 Tremont Street, Roxbury, for variance for change of occupancy from eight apartments and two stores to eight apartments, store, restaurant in a manufacturing (M-1) IPOD, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to garbage disposal and number of tables be submitted to the Authority for design review approval. Property is located along a Boulevard Planning District in the Lower Roxbury Subdistrict of the Roxbury Interim Planning Overlay District. Proposed restaurant is consistent with the goals and objectives of the IPOD. PZAC has reviewed the plans and voted support.

WME. CARTER
PLAYGROUND



Z-13300

1035-1039 TREMONT STREET

ROXBURY

Hearing: 12/12/89 Z-13301
Albert G. Pina
187-189 Bowdoin Street
Dorchester

Site: 3 story structure

District(s): Local business (L-1)

Purpose: Change occupancy from two family dwelling and two stores to two family dwelling and two tailor shops.

Violation(s): Insufficient off street parking.

VOTED: In reference to petition Z-13301, Albert G. Pina, 187-189 Bowdoin Street, Dorchester, for variance for change of occupancy from two family dwelling and two stores to two family dwelling and two tailor shops in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Existing condition for several years. No adverse affects.



Z-13301 187-189 BOWDOIN STREET DORCHESTER

Hearing: 12/12/89 Z-13303
Merline Stewart
259R Fuller Street
Dorchester

Site: One story structure

District(s): Residential, three family (R-.8)

Purpose: Change occupancy from garage to storage of office paper and equipment.

Violation(s): Warehouse is forbidden use.
Insufficient side, rear yards.
Two buildings on lot.

VOTED: In reference to petition Z-13303, Merline Stewart, 259R Fuller Street, Dorchester, for forbidden use and three variances for change of occupancy from garage to storage of office paper and equipment in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Appellant, who apparantly operates a security business at this location, should meet with neighborhood residents and abuttors to address issues. Strong opposition existing.



Z-13303

259R FULLER STREET DORCHESTER

Hearing: 12/12/89

Z-13304
William Sarnie
51 Dent Street
West Roxbury

Site: 1½ story structure

District(s): Single-family (S-.5)

Purpose: Erect one story addition to one family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-13304, William Sarnie, 51 Dent Street, West Roxbury, for variance to erect one story addition to one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. An existing addition already encroaches rear yard. Proposed 416 square foot rear addition is excessive and should be reduced to avoid affects.



Z-13304

51 DENT STREET

WEST ROXBURY

Hearing: 12/12/89 Z-13309
Regina Marsolini
9 Bangor Street
West Roxbury

Site: Two story structure

District(s): Single-family (S-.5)

Purpose: Erect shed dormer addition to one family dwelling.

Violation(s): Excessive height of building.

VOTED: In reference to petition Z-13309, Regina Marsolini, 9 Bangor Road, West Roxbury, for variance to erect shed dormer addition to one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval to ensure minimal visual impact. Plans submitted with initial application reflect a smaller proposal conflicting with plot plan dimensions. This inconsistency should be rectified.

THOMAS J HYNES FIELD



Z-13309

9 BANGOR ROAD WEST ROXBURY

Board of Appeal Referrals

11/16/89

Hearing: 12/19/89 Z-13333
Santa Maria Realty
37-37A Fleet Street
Boston

Site: Four story structure

District(s): Apartment (H-3-65)

Purpose: Change occupancy from three family dwelling and store to four family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient open space.

VOTED: In reference to petition Z-13333, Santa Maria Realty, 37-37A Fleet Street, Boston, for forbidden use and variance for change of occupancy from three family dwelling and store to four family dwelling in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Existing condition. Ground floor retail space converted to residential apartment consistent with neighborhood character.



Z-13333

37A-37 FLEET STREET

BOSTON

Board of Appeal Referrals

11/16/89

21

Hearing: 12/19/89 Z-13334
Charles Burrell
607 East Eighth Street
South Boston

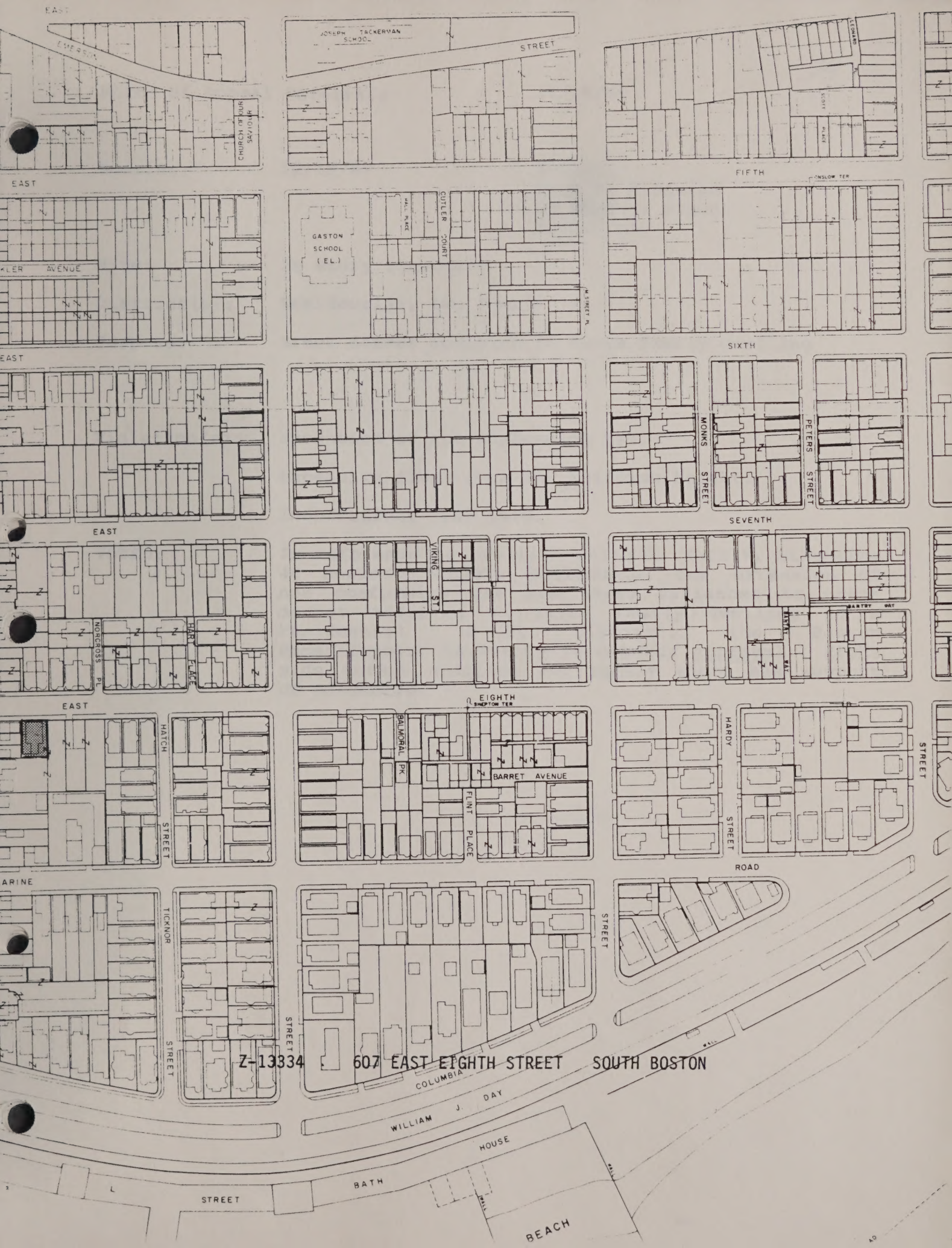
Site: 2½ story structure

District(s): Residential, three family (R-.8)

Purpose: Change occupancy from two to three family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area, open space.

VOTED: In reference to petition Z-13334, Charles Burrell, 607 East Eighth Street, South Boston, for forbidden use and two variances for change of occupancy from two to three family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans for any exterior change be submitted to the Authority for design review approval. Existing condition at time of purchase in 1978. Compatible with multi family neighborhood. No detrimental affects.



Z-13334 607 EAST EIGHTH STREET SOUTH BOSTON

Hearing: 12/19/89 Z-13337
Kurt W. Einstein
40 Hewlett Street
Roslindale

Site: 2½ story structure

District(s): Residential, two family (R-.5)

Purpose: Erect dormer addition to three family dwelling

Violation(s): Extension of non conforming use.
Excessive floor area and building height.
Insufficient rear yard.

VOTED: In reference to petition Z-13337, Kurt W. Einstein, 40 Hewlett Street, Roslindale, for extension of non conforming use and three variances to erect dormer addition to three family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Right side dormer addition for family space has support of neighbors.



Z-13337

40 HEWLETT STREET

ROSLINDALE

Hearing:

12/19/89

Z-13341

Caribbean Culture Center
1000-1012 Blue Hill Avenue
Mattapan

Site:

2½ story structure

District(s):

Local business (L-1)

Purpose:

Change occupancy from cultural center to same and place of assembly

Violation(s):

Place of assembly is forbidden use.

Insufficient off street parking, barrier free access.

VOTED:

In reference to petition Z-13341, Caribbean Cultural Center, 1000-1012 Blue Hill Avenue, Mattapan, for forbidden use and two variances for change of occupancy from cultural center to same and place of assembly for 100 persons in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the second floor meeting-recreation hall be limited only to Caribbean Cultural Center club members; that the second floor not be rented or leased for any purpose. The first floor banquet hall which has provisions for handicapped persons is available to the public for rent.



Z-13341

1000-1012 BLUE HILL AVENUE MATTAPAN

Hearing: 11/21/89 Z-13361
Terrence Steele
37 Rossmore Road
Jamaica Plain

Site: 3600 square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-family dwelling

Violation(s): Insufficient lot area, width, frontage, open space,
front, side yards.

Excessive floor area

IPOD

VOTED: In reference to petition Z-13361, Terrence Steele, 37 Rossmore Street, Jamaica Plain, for eight variances to erect three-family dwelling in a residential (R-.8) IPOD, the Boston Redevelopment Authority recommends denial without prejudice. Although proposed three-family dwelling does not appear to be out of character with area development patterns, appellant has not yet met with Jamaica Plain Zoning Committee to present and discuss his plans in the context of the Interim Planning Overlay District. As part of this process, appellant can address the numerous dimensional violations generated by his proposal. JP Zoning Committee recommends denial without prejudice.



NEW ENGLAND
SINAI
HOSPITAL

ARBORWAY

TERMINAL

M. T. A.
OFFICE BUILDING

Z-13361

37 ROSSMORE ROAD
JAMES B. SHEA

JAMAICA PLAIN

PARK

MORTON

PARKING

Board of Appeal Referrals

11/16/89

Hearing: 11/28/89 Z-13379
Jeanette Tremblay
305 Lamartine Street
Jamaica Plain

Site: Three story structure

District(s): Residential, three family (R-.8)

Purpose: Change occupancy from two family dwelling and day care for 23 children to one family dwelling and day care for 40 children.

Violation(s):
IPOD

VOTED: In reference to petition Z-13379, Jeanette Tremblay, 305 Lamartine Street, Jamaica Plain, for change of occupancy from two family dwelling and day care for 23 children to one family dwelling and day care for 40 children in a residential (R-.8) IPOD, the Boston Redevelopment Authority recommends approval of change to one family and daycare for 29 children only. The reduction in the number of children served by the day care center was agreed upon through discussions between appellant and neighbors at a meeting of the Jamaica Plain Zoning Committee. By capping the number of day care slots at 29, the day care needs of the community and operational needs of the appellant can be met at the same time respecting the rights of abutters. JP Zoning Committee recommended approval of change of occupancy to one-family and day care for 29 children only.



Z-13379

305 LAMARTINE STREET

JAMAICA PLAIN

Hearing: 11/28/89 Z-13392
M & G Homes
42 Grouse Street
West Roxbury

Site: Vacant land

District(s): Residential, two family (S-.5)

Purpose: Erect one family dwelling

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-13392, M & G Homes, 42 Grouse Street, West Roxbury, for variance to erect one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Relief sought is minimal. NO negative impacts anticipated.



Z-13392

42 GROUSE STREET WEST ROXBURY

Hearing: 12/5/89 Z-13405
Kevin D. Hicks
220-230 Columbia Road
Dorchester

Site: One story structure

District(s): Local business (L-1)

Purpose: Change occupancy from six stores to dry cleaners,
fish market, variety store, chicken, pizza, sandwich
shops.

Violation(s): Take out restaurant is conditional use.
IPOD

VOTED: In reference to petition Z-13405, Kevin D. Hicks,
220-230 Columbia Road, Dorchester, for conditional
use for change of occupancy from six stores to
dry cleaners, from market, variety store, chicken,
pizza sandwich shops in a local business (L-1)
IPOD, the Boston Redevelopment Authority recommends
approval with proviso that plans with particular
respect to number of tables and siting of garbage
disposal be submitted to the Authority for design
review approval. The property is located along
a Boulevard Planning District in the Quincy-Geneva
Subdistrict of the Roxbury Interim Planning Overlay
District. The proposed Fish Market and Restaurant
are consistent with the goals and objectives of
the Roxbury IPOD. PZAC reviewed the plans and
voted support.



QUINCY E.
DICKERMAN
SCHOOL
(E1)

CEYLON
STREET
PLAYGROUND

Z-137405 220-230 COLUMBIA ROAD DORCHESTER

ATHERTON
SCHOOL

Hearing: 11/21/89 Z-13448 - 13451
Land Spec Corporation
115-125 West Eighth Street
South Boston

Site: 19,734 square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect four four family dwellings

Violation(s): Insufficient lot area.

Excessive floor area.

VOTED: In reference to petitions Z-13448 - 13451, Land Spec Corporation, 115-125 West Eighth Street, South Boston, for eight variances to erect four four family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral until such time that revised plans are reviewed by Inspectional Services Department and Authority design and housing staffs. Authority and community support housing use for this site however there are concerns about number of units, density and siting. Authority has met with appellant and proposed a modified plan which would have three structures located on West Eighth Street and one on West Ninth Street. Appellant has agreed to study this proposal and respond with a new site plan. Plan has not yet been received.



Z-13448-13451

115-125 WEST EIGHTH STREET SOUTH BOSTON

Board of Appeal Referrals

11/16/89

Hearing: 12/19/89 Z-13562
Mark K. Freedman, Trustee
15 Union Park
Boston

Site: Five story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from one to five family dwelling,
extend rear dormer

Violation(s): Dwelling converted for more families is forbidden
use.

Excessive floor area.

Restricted roof structure district.

Insufficient open space, off street parking.

VOTED: In reference to petition Z-13562, Mark F. Freedman,
Trustee, 15 Union Park, Boston, for conditional
use, forbidden use and three variances for change
of occupancy from one to five family dwelling
and extend rear dormer in an apartment (H-2)
district, the Boston Redevelopment Authority
recommends approval. Building, vacant for several
years, will be revitalized. This restoration
has strong community support.



Z-13562

15 UNION PARK

BOSTON

Hearing: 11/28/89 Z-13564
Benchmark
3 Nazing Street
Roxbury

Site: Three story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from six to eight apartments.

Violation(s): Insufficient lot area, open space.

IPOD

VOTED: In reference to petition Z-13564, Benchmark, 3 Nazing Street, Roxbury, for two variances for change of occupancy from six to eight apartments in an apartment (H-1) IPOD, the Boston Redevelopment Authority recommends approval with the following provisos: that photo-electric lights be placed at all rear entrances of the building; that an around the clock security guard be provided; that a maintenance person occupy the one bedroom basement units rather than a family. The property is located in the Washington Park South Subdistrict of the Roxbury IPOD. The two additional units were previously occupied by Section-8 tenants. Use of the single bedroom basement units for a maintenance person will not only help improve the quality of life for the residents but will also discourage the placement of a family in a basement unit. PZAC has reviewed plans and recommends approval.

On July 27th, the Authority voted to approve this project with provisos BZC-12908. However, the Board of Appeal denied without prejudice. Appellant has not attempted to address these concerns. Benchmark presently manages approximately 280 dwelling units in the area, and there seem to be a pattern of increase by two dwelling units at a time. BZC-13131.



Z-13564

3 NAZING STREET

ROXBURY

GARDEN

INKLIN

PARK

Board of Appeal Referrals

11/16/89

38

Hearing: 11/28/89 Z#-13399
Public Facilities Department
11 Mount Pleasant Avenue
Roxbury

Site: Vacant Land

District: Apartment (H-1) and Local Business (L-1)

Purpose: Erect a three story structure with 15
dwelling units and a day care center.

Violations: Off street parking not allowed in front yard
nor within five feet of side lot line;
Insufficient front yard, off street parking.
Day care center is a conditional use.
IPOD

VOTED: In reference to petition No. Z-13399, Public
Facilities Department, 11 Mount Pleasant
Avenue, Roxbury for conditional use and three
variances in Apartment (H-1) and Local
Business (L-1) interim planning overlay
district the Boston Redevelopment Authority
recommends deferral until the Roxbury
Planning and Zoning Advisory Council and the
Mount Pleasant Sub Planning and Zoning
Advisory Committee review this proposal.

The Roxbury Planning and Zoning Advisory
Committee will review this project at their
Tuesday meeting of November 21.



Z-13399 11 MT PLEASANT AVENUE, ROXBURY